

Jedburgh

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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5 Hardenmains,

Oxnam, Jedburgh, TD8 6RB

Guide Price £159,500



Set within the idyllic and sought after rural village of Oxnam, 5 Hardenmains offers a unique opportunity to the new buyer. Brought to the market in turnkey, immaculate condition, the recently renovated cottage houses two double bedrooms and enjoys well maintained garden grounds to the rear. Ideally suited to the small family, or those looking to pull away from town or city living, viewings come highly recommended.



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Location:

5 Hardenmains is located within the village of Oxnam, some 4 miles from Jedburgh. Straddled by the A68, Jedburgh enjoys easy access to many of the principal towns and employers of the region and is readily accessible to major road links both north and south bound. The town of Jedburgh itself, which has the Jed Water running through it, provides many attractions including Jedburgh Abbey, Jedburgh Castle and Jedburgh Castle Jail to name a few. It has a good range of shops and amenities, a selection of leisure facilities and both primary and secondary schooling and is surrounded by the typical scenic countryside for which the Borders Region is renowned.

Description:

Constructed approximately 130 years ago, but having been extended in recent years, the semi-detached, two-storey cottage extends to a comfortable 73sqm. Internally comprising an entrance hallway, box room, lounge, inner hallway, kitchen/diner, bathroom and bedroom on the ground floor, as well as the generously proportioned principle bedroom on the first floor, this property truly lends itself to the family. Externally, 5 Hardenmains enjoys a well appointed garden to the rear, comprising mainly of hard landscaping and offering an overall low maintenance space for the buyer to enjoy.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

Services:

Private water and drainage. Oil fired central heating and mains electricity.

EPC:

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Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Jedburgh on 01835 863202.

Home Report Value:

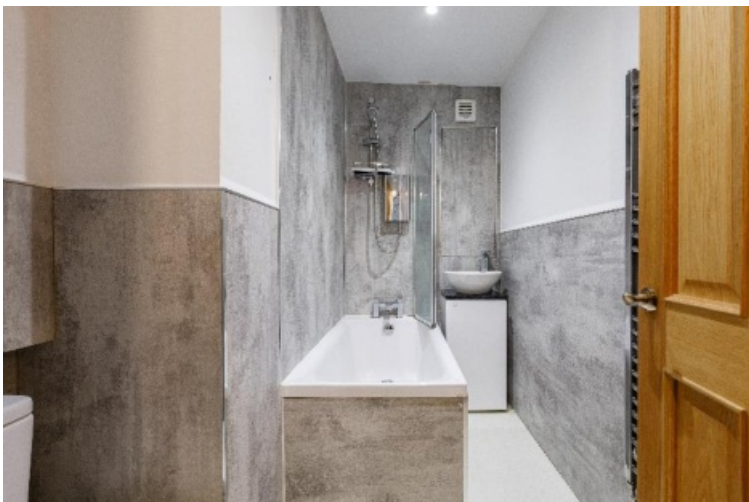
£165,000.00

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

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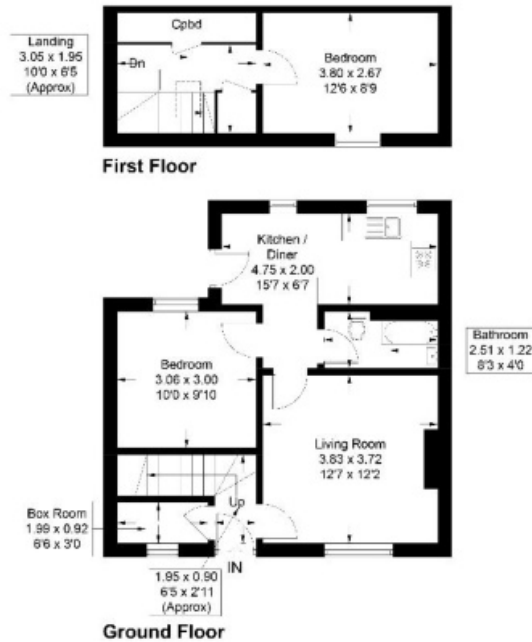
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Approximate Gross Internal Area = 66.3 sq m / 745 sq ft



Intended for identification purposes only, measurements are approximate, call to scale: www.rpplanner.co.uk © (2015)7281

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Email: jedburgh@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.